



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

December 19, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Davis, Mr. Foote, Mr. Tobin, Ms. Chaput, Mr. Sherr, Ms. Olden

Hayes Farm Partnership Public Hearing

At 8:00 p.m., Chairman Sillers called to order the public hearing on the request of Hayes Farm Partnership for modification of the plans for the Hayes Farm Subdivision off Concord Road. Mr. Foote announced his intention to absent himself from the hearing. Representatives of the Hayes Farm developer presented a plan entitled "Hayes Farm, Carlisle, Mass., Revised Definitive Plan For: Hayes Farm Partnership," dated Dec. 19, 1988, by Stamski and McNary, Inc., 80 Harris St., Acton, Mass., together with the following information:

The revised plan is for the relocation of the road, which will be realigned from Station 5+0 to Station 12+0, encompassing 700 feet of road. This change is a result of intervention by the DEQE on a Conservation Commission Order of Conditions, with subsequent review by MEPA and the issuance of an Environmental Impact Report, which required the developer to address environmental issues, especially the amount of fill, which has now been reduced from 25,000 square feet to 12,000 square feet, and the amount of flood storage volume to be eliminated. The amount of storage volume to be eliminated has been reduced by half from the original plan. The applicant submitted two copies of the revised plan and two copies of the plan and profile sheet, as well as an overall grading plan. Lots 2 and 10 on the original plan are renumbered 2A and 10A on the revised plan. Parcel X and Parcel Y have been redesignated Parcel X-1 and Parcel Y-1 respectively. Parcel Y was not owned by the developer at the time of the original plan; it has been recently purchased. Drainage structures and alignment have been changed to meet the new layout. Two sections of the road, approximately 250 feet and 120 feet, will have guard rails. Four to six feet of the concrete walls supporting the road along these distances will be exposed, with 2'3" guard rails above the shoulder grade. The overall length of the road has been increased 2.06 feet.

Chairman Sillers asked if any member of the public wished to speak. Deborah Hinchliffe asked about potential conflict of interest on the part of Board members with

spouses who are part of the Carlisle Land Trust. She said that the applicant had created his own hardship and asked about the legal issues in the matter. The applicant's representative responded that the question is whether the road meets the limited project definition and said that the legal issues have not yet been decided by the DEQE.

The members reviewed with the applicant a letter dated December 16, 1988, from Cleverdon, Varney & Pike about an interim plan which the applicant had submitted to the Board at a previous meeting requesting further information in order to determine whether the plan conforms to the Board's subdivision regulations. The members instructed Ms. Olden to send one copy of the plan submitted at the hearing to CV&P for review.

The applicant added that there will be approximately 9,600 more square feet of material excavated than will be used for structures on the site. The applicant's engineer agreed to contact CV&P to make available to the reviewing engineer any further information which he requires.

Chairman Sillers continued the public hearing to January 4, 1989, at 9:15 p.m. in the Town Offices. At the conclusion of the hearing, Mr. Foote rejoined the meeting.

Crestview Subdivision

After discussion with a representative of the developer of the Crestview subdivision, the representative and the Planning Board agreed that the developer's request to release the remaining funds was premature and should be delayed until the Town engineer has made a final inspection. A tentative appointment to consider the request again was made for January 4, 1989, at 8:15 p.m., pending receipt of an inspection report from CV&P. The Board instructed Ms. Olden to send a copy of the road acceptance procedures to Dick Betzig at the Ledgewood Group, the subdivision developer.

Minutes

On motion by Mr. Foote seconded by Ms. Hughes, the Board voted unanimously to accept the minutes of the November 14, 1988, meeting as presented. On motion by Mr. Foote seconded by Mr. Sherr, the Board voted unanimously to accept the minutes of the November 28, 1988, meeting with insignificant corrections. On motion by Mr. Foote seconded by Ms. Chaput, the Board voted unanimously to accept the minutes of the December 12, 1988, meeting as presented. Mr. Tobin asked Ms. Olden to send a copy of the minutes of the meeting concerning the MacAfee land to the Conservation Commission.

Bills

The Board approved payment of bills and instructed Ms. Olden to research briefly a telephone call which she did not recall making.

Highland School Use

After discussing the Selectmen's meeting about the use of the Highland School for Town Offices, the Board instructed Ms. Olden to call to the attention of the Board of Selectmen to the provision of the zoning bylaw authorizing municipal use in a residential district as a "by-right" use.

Housing Subcommittee/Master Plan

In a brief discussion of the Housing Subcommittee/Master Plan agenda item, Mr. Foote agreed to get from the Assessors Office a diskette containing data which was the source of a report on land use in Carlisle which Ms. Hughes had obtained.

Mr. Sherr left the meeting at 10:09 p.m. With no further action, the meeting adjourned at 10:30 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant